

Excerpts  
Unapproved Planning Commission Minutes  
November 9, 1999

**Application No. UP-552-99, The Storing Crew:** Request for a special use permit, pursuant to Section 24.1-306 (category 14, number 6) of the York County Zoning Ordinance, to authorize the establishment of a mini-storage warehouse facility adjacent to the Shady Banks shopping center on Hampton Highway (Route 134).

Mr. Kinsman presented a brief video and then recapped the staff memorandum to the Commission dated November 4, 1999, in which the staff recommended approval of this application. There being no questions of the staff at this time, Chair Hendricks opened the public hearing.

**Mr. Jeffrey Grubb**, the applicant, spoke of the founding of The Storing Crew in 1997 and its facilities in the Mid-Atlantic states of the southeastern United States. He said the applicant seeks highly visible locations in light commercial, multi-family and light industrial neighborhoods with emphases on aesthetic appeal and landscaping. Population growth, educated consumers, and purchasing power are also criteria. He said they offer advanced electronic security and accessibility, professionalism in service, cleanliness and convenience. Mr. Grubb displayed a site sketch for the Commission depicting the proposed architectural and landscaping features. Responding to a question, Mr. Grubb stated that The Gables residences would face the rear of the facility, as planned. He added that the minimal fencing proposed for the project is intended to be decorative wrought iron. He did not think the neighborhood is adequately served by storage facilities at the present time. He did not believe there would be any traffic impact on Route 134 due to the proposed facility. Mr. Grubb estimated combined tax revenues to the County at \$50,000 per annum.

**Mr. Rubin Eatmon**, 134 Post Oak Road, represented The Gables of York County Association, members of which met with Mr. Grubb on Monday night, November 8, he said. Mr. Eatmon said the homeowners' concerns related primarily to impact on property values, vandalism, and safety. After meeting with Mr. Grubb, the residents felt that this may be the best use of the parcel and should enhance the neighborhood. They wanted the County, if it approves the application, to ensure that the applicant develops the property just as it is presented by Mr. Grubb, particularly regarding security provisions and aesthetics.

**Mr. Scott Williams**, 203 Robin Hood Drive, lives in Sherwood Forest and represented 18 families in that neighborhood. He submitted to the Commission a letter dated November 8 which contained the signatures of approximately 20 residents of Robin Hood Drive in Sherwood Forest, attached to the Minutes of Record, and stating:

We, all current home owners of Sherwood Forest subdivision, are unanimously opposed to the development of the "Storing Crew" self-storage facility which has been proposed for construction adjacent to Shady Banks Shopping Center on Hwy 134.

As permanent residents of York County, we implore you, please prevent this type of commercialization from entering our community.

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Mr. Williams and the homeowners believe the customer base for the applicant consists of a transient population who do not have a long-term interest in the community. He said they believe their properties would be devalued; that combustible and hazardous materials could be stored at the facility; that the community does not need another self-storage facility; and that it would be of insignificant value to the County. He added that the citizens he represents prefer to have a daycare center, doctor's office, upscale restaurant, or a bank on the parcel.

**Mr. Edward Oljey**, 140 Post Oak Road, was irate to be considered a "transient" by the former speaker and said he did not believe residing in a townhouse made one a transient.

The Chair then closed the public hearing.

Mr. Hendricks asked if the County has a tool to steer development in General Business districts toward a particular enterprise. Mr. Baldwin noted that the market is driven by demand and the County does not reserve any space for a particular type of use.

Mr. Simasek questioned Mr. Grubb about the type of market study conducted, and Mr. Grubb said they looked at growth of population in the near vicinity, multi-family housing and square footage, absence of competition, and military presence. Mr. Simasek noted the existence of a mini-storage warehouse approximately three miles from the parcel.

Responding to Mr. Simasek, the applicant stated the building materials would consist of cultured stone, EIFS (exterior insulated finishing system), and mansard standing metal seam for the roof.

Mrs. White was concerned about the type of landscaping to be used for the required buffers. Mr. Kinsman noted that the Zoning Ordinance stipulates the types of plants and in what ratios they are to be planted, and the conditions proposed are for a denser buffer with a greater number of trees than would ordinarily be required. The applicant agreed with the conditions proposed for landscaping. Mrs. White added that she is especially interested in the performance of the applicant with regard to the landscaping, in general, and the number of trees that are planted, in particular.

Responding to other questions by the members, Mr. Grubb spoke of the climate control system to be engaged, exterminator service to control rodents and insects, landscaping, primary security features, fence height (six to eight feet), and the employment of a resident manager. He said there is no evidence of properties in areas served by the applicant having depreciated in value.

Mr. Hendricks referred to the most recent application for a mini-storage facility that was heard by the Commission, particularly the differences in it and the current application: The Storing Crew application proposes no additional entrance from Route 134, does not require rezoning, and is architecturally compatible with the neighborhoods it impacts. He felt the traffic impact would be less than with other types of businesses allowed by right in the General Business zoning district.

Mr. Semmes opined that "the standard has been raised" for applications for self-storage businesses in the County and the staff has taken extraordinary measures to create a satisfactory buffer for this

particular use. While not generally a supporter of self-storage facilities, Mr. Semmes noted, he supported the application for the reasons stated.

Mr. Beil said that during his site visit he spoke with the sales agent for The Gables last week and felt "they were totally against the project" because of aesthetics and the possibility of property devaluation. He said the Commission had ambitions for a mix of professional offices in the corridor and he would still like to have that type of development. Mr. Grubb noted that following his meeting last evening with homeowners of The Gables, the homeowners had changed their opinions.

Mr. Simasek expressed doubt that storage facilities are the best use for the remaining parcels on main thoroughfares and also that there is an actual need in the County for another self-storage establishment. He suggested that the Commission carefully consider those issues.

Mr. Lockwood, too, expressed concern about mini-storage warehouses in general, but said the success or failure of the business will ultimately be driven by market demand. He said it meets the criteria of the Comprehensive Plan and he would support it.

Mrs. White concurred with the proposed buffers and reiterated that the applicant's landscape plan must meet the specific requirements of the Zoning Ordinance.

Mr. Lockwood moved the adoption of Resolution PC99-26 in support of the approval. It passed by a roll call vote of 4:2 (Mr. King absent, Messrs. Beil and Simasek opposing), and it reads:

**A RESOLUTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO  
AUTHORIZE THE ESTABLISHMENT OF A MINI-STORAGE WAREHOUSE FACILITY  
ADJACENT TO THE SHADY BANKS SHOPPING CENTER ALONG ROUTE 134**

WHEREAS, The Storing Crew has submitted Application No. UP 552-99, which requests a special use permit pursuant to Section 24.1-306 (Category 14, No. 6) of the York County Zoning Ordinance to authorize the establishment of a mini-storage warehouse facility on the parcel located adjacent to the Shady Banks shopping center along Hampton Highway (Route 134) and further identified as Assessor's Parcel No. 38A1-(9)-E; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9th day of November, 1999 the Application No. UP-552-99 be, and it is hereby, transmitted to the York County Board of Supervisors with recommendation of approval to authorize the establishment of a mini-storage facility adjacent to the Shady Banks shopping center along Hampton Highway (Route 134) subject to the following conditions:

1. This use permit shall authorize the establishment of a mini-storage warehouse facility located adjacent to the Shady Banks shopping center along Hampton Highway (Route 134) on approximately four (4) acres of land that is further identified as Assessor's Parcel No. 38A1-(9)-E.
2. The mini-storage warehouse facility shall be developed and operated in accordance with the standards set forth in Section 24.1-483, *Standards for all wholesaling and warehouse uses*, Section 24.1-484, *Standards for mini-storage warehouses*, and Section 24.1-245, *Greenbelts*.
3. A site plan shall be prepared in accordance with Article V of the York County Zoning Ordinance. Said site plan shall be in substantial conformance with the concept plan titled Concept Plan and dated October 24, 1999.
4. A Type-25 (twenty-five-foot) transitional buffer shall be constructed and maintained along the entire length of the eastern and southern portions of the parcel, adjacent to Gable Way and the Gables of York subdivision. Landscape plantings in the Type-25 buffer along Gable Way shall be in accordance with the planting requirements and ratios of a Type-35 (thirty-five-foot) buffer. Landscape plantings on the southern portion of the parcel shall be in accordance with the planting requirements and ratios of a Type-50 (fifty-foot) buffer.
5. Any breaks in the mini-storage warehouse facility's façade along Gable Way and Hampton Highway (Route 134) shall be screened by landscape plantings.
6. A single commercial entrance shall serve the site. Said entrance shall be located within the existing shopping center entrance and direct access to Route 134 shall be prohibited.
7. A decorative façade in substantial conformance with the conceptual plan titled "The Storing Crew – Developers of Professional Self-Storage Properties" and date stamped October 27, 1999, shall be extended along all sides of the warehouse development, except as where breaks are made necessary by the entrance, Zoning Ordinance regulations, and the curved portion of the property adjacent to the Shady Banks shopping center parking area. In particular, the façade shall contain the same materials, colors, design, and large and small gables at regular intervals as depicted on the above-referenced conceptual plan.
8. Signage for the development shall be limited to one ground-mounted monument type sign. Said sign shall be constructed of the same materials and colors as depicted on the picture titled "Sign" and date stamped October 27, 1999, and shall be completely encased in stone. The area around the base of the sign shall be landscaped similar to that which is depicted on the above-referenced picture.
9. The development shall be limited to 70,000 (or fewer) net square feet of rentable space.
10. All warehouse doors shall face the inside of the mini-storage warehouse development. No warehouse doors shall be sited along or in the exterior façade of the mini-storage warehouse development.
11. A continuous line of fencing around the perimeter of the mini-storage warehouse facility shall not be permitted. Limited fencing along breaks in the façade made necessary by Zoning Ordinance regulations and along portions of the western side of the parcel adjacent to the shopping center

entrance as depicted in the concept plan titled "Concept Plan" and dated October 24, 1999, shall be permitted. Said fencing shall be a black, wrought iron style fence. The use of chain link or similar theft-deterrent wire (i.e., barbed wire, razor wire, etc.) shall not be permitted.

12. Building height shall be no greater than fifteen feet (15'), as measured from the finish grade, except for the large gables on the decorative facade, which may be no greater than thirty feet (30'), as measured from the finish grade.
13. Building and storage door colors shall be of a muted, Colonial hue as depicted in the pictures included with the use permit file.
14. The applicant shall be responsible for compliance with the regulations in Section 24.1-115(b)(6) of the Zoning Ordinance that pertain to the recordation of this resolution in the office of the Clerk of the Circuit Court.

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